

Prepared By and Return to:  
LandCastle Title, LLC  
810 Crescent Centre Drive, Suite 280  
Franklin, TN 37067  
File Number: NSR-070100042S  
662-536-1444

**SPECIAL WARRANTY DEED**

<b>Grantor</b>		<b>Grantees</b>	MAP/PARCEL NUMBERS: 1097-2605.0-00170.00
ADDRESS NEW OWNER(S) AS FOLLOWS:		SEND TAX BILL TO:	
Robert Allen Farris and Kristy Farris (Name)		Robert Allen Farris and Kristy Farris (Name)	
7505 Delta Lake Boulevard (Address)		7505 Delta Lake Boulevard (Address)	
Walls, MS 38680 (City) (State) (Zip)		Walls, MS 38680 (City) (State) (Zip)	
ph: 662-893-2133		ph: 662-536-1444	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 (\$10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Bank of New York, as Trustee for the Certificate Holders of CWABS, Inc. Asset-Backed Certificates Series 2005-16, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Robert Allen Farris and Kristy Farris, the Grantees herein, their successors, heirs and assigns, that certain

☒ improved    ☐ unimproved real estate located at 7505 Delta Lake Boulevard, Walls, MS, 38680, in DeSoto County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

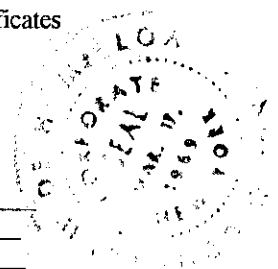
We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand as of the Bank of New York, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Hodges Jd

Bank of New York, as Trustee for the Certificate  
 Holders of CWABS, Inc. Asset-Backed Certificates  
 Series 2005-16



BY: \_\_\_\_\_  
 Name: Jim Stanton  
 Its: Asst. Secretary

State of Texas  
 County of Collin

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jim Stanton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the Asst. Secretary (Title of person signing) of Bank of New York, as Trustee for the Certificate

(Name of Company), a Corporation, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Holders of CWABS  
Asset-Backed  
Certificates Series  
2005-16



Witness my hand and official seal, at office in \_\_\_\_\_, this 04/19/2007

CHAN MANY  
 My Commission Expires  
 February 24, 2010

Chan Many  
 Notary Public Chan Many

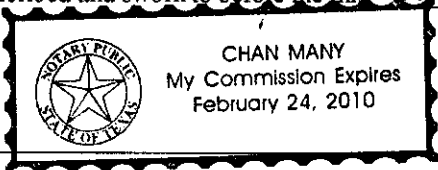
My Commission Expires: 02/24/2010

State of Texas  
 County of Collin

The actual consideration or value, whichever is greater, for this transfer is \$ 130,000.00

\_\_\_\_\_  
 Affiant

Subscribed and sworn to before me this 04/19/2007



CHAN MANY  
 My Commission Expires  
 February 24, 2010

Chan Many  
 Notary Public, Chan Many

My Commission Expires: 02/24/2010

EXHIBIT "A"

LOT 170, THE LAKES OF DELTA BLUFFS, PHASE IV, AREA H, PLANNED DEVELOPMENT, SITUATED IN SECTION 26, TOWNSHIP 1 SOUTH, RANGE 9 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 85, PAGES 24-25, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

INDEXING INSTRUCTIONS: LOT 170, THE LAKES OF DELTA BLUFFS, PHASE IV, AREA H, PLANNED DEVELOPMENT, SEC 26, T-1-S, R-9-W, DESOTO COUNTY, MISSISSIPPI.

**SPECIAL WARRANTY DEED**

## EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
6. Any conditions that would be revealed by a physical inspection and survey of the Property.